



Sunrise Master Association

2010 Annual Meeting Minutes

Emerald Ridge High School Commons

Tuesday – March 16, 2010 • 7:30pm – 9:00pm

7:00 – 7:30pm - Registration, Information, Refreshments and Vendor Tables

Sunrise homeowner vendors in attendance:

Ron Miller/Salts Fancher – John L Scott
Erin O'Connell – American Family Insurance
Blake Gillespie – Blake's Lawn Service
Sean Myhre – Pressure Washing Systems
Win Norton – NW Shipping Room Supply
Jim Guthrie – Merrill Lynch
Cynthia Washington – Overeaters Anonymous
Rick Wilkins – Ohio National Financial Services

Charlie Nesler – Anderson-Nesler Heating & A/C
Marysusan Gibson – Merrill Gardens
Jonathan Walker – Scott P. Taylor & Associates
Jay/Stacy Powers – Great Harvest Bread Co.
Dee Dee Handy – Avon Representative
Jill Machuca – M&M Construction & Siding
Jae Lim – Pazzo Coffee
Derek Kalles – Kalles Properties

Total Grounds Management – Sunrise Landscapers

1. Call to Order – The meeting was called to order at 7:35pm by moderator Kathy Fewins.
2. Introductions – The Board of Directors, CDC Management and Site Staff were introduced to the homeowners by Kathy.
3. Parliamentary Authority – Kathy reviewed Robert's Rules on how to conduct a meeting.
4. Proof of Notice of Meeting – Notice was mailed or emailed to all homeowners on March 1, 2010. An Affidavit of Mailing is on file with the Association's meeting records.
5. Confirmation of Quorum – With 66 households represented, there was a 76% quorum in attendance. Governing Documents specify 30% in person or by proxy must be present to constitute a quorum at an Association Meeting, and 50% in person or by proxy must be present to vote on Association business.
6. Old Business
 - A. Approval of 2009 Annual Meeting Minutes – Eric Corliss motioned to accept the minutes as written. Sloan Clack seconded the motion to approve the 2009 Annual Meeting Minutes. All approved by a show of hands.
7. New Business
 - A. Class A – Single Family Homeowner Board Member Election
Class A owners will elect a fellow homeowner to the Board. Ed Moersch resigned in November 2009 and Steve Fehrenbacher was appointed by the Board to replace Ed for the balance of his term. Steve is now running for election to this position. No other homeowners have submitted applications for the position. Nominations from the floor are taken. Troy Dunlap nominated himself. Steve and Troy each spoke briefly to the homeowners. The membership in attendance voted by ballot and ballots were collected at the meeting. Kathy explained that CDC staff will count the ballots and the results will be announced before the Q & A session.
 - B. Class B – Multi-Family Homeowner Board Member Election
The Class B members have not exercised their option to elect a representative to the Board. Per the CC&Rs, the Declarant (Class C member) must fill the Class B position. The Declarant has decided to continue the appointment of Robert (Tony)

Sims to the position of Class B Multi-Family Board Member for the 2010 year.

C. 2009 Audit Election

Washington State Statutes require Associations with assessments in excess of \$50,000 to perform an annual audit by an independent certified public accountant. The membership may waive the annual audit if 67% of the owners elect to do so, or choose to perform a less comprehensive compilation review. By a show of hands, the owners in attendance voted as follows:

- 51 – to perform an audit at an approximate cost of \$2,400
- 3 – to perform a compilation review at an approximate cost of \$2,000
- 1 – to waive the annual audit

The Sunrise Master Association will have an audit of the 2009 financial records.

D. Reports

i. Community

1. 2009 Accomplishments – Kathy gave an overview of the accomplishments within the community in 2009:
 - a. Installation of a baby swing at Tanglewood Park
 - b. Renovated basketball hoops at the Community Center
 - c. Replaced basketball backboard and hoop at Tanglewood Park
 - d. New pet station on Sunrise Boulevard at Southpoint
 - e. New beauty bark in majority of community
 - f. Irrigation pump improvements
 - g. 16 streetscape trees replaced
 - h. Flower bed and lawn improvements along Sunrise Blvd
 - i. Began use of a collection agency to recover accounts over \$500
 - j. Use of part-time employee to concentrate on small account collections
 - k. Increase in clubhouse rental fee to cover usage costs
 - l. Replaced old, wood kiosk-style mailboxes with new USPS approved units
 - m. 3rd Annual National Night Out with over 500 Sunrise residents in attendance
 - n. Updated the Reserve Study for major replacements and repairs
 - o. Regular use of e-Blast notifications to keep homeowners updated and informed
2. 2009 Financial Recap – Judy Nordstrom presented a financial recap of the 2009 calendar year records:
 - a. Income was \$23,509 over the YTD budget
 - b. Expenses were \$2,304 under the YTD budget
 - c. \$104,526 from 178 homeowners was delinquent at year-end
3. 2010 Goals – Judy Nordstrom presented the goals of the community for 2010:
 - a. Continued implementation of the updated ARC Guidelines
 - b. Actively and fiscally responsibly address the increasing foreclosures, bankruptcies and delinquencies
 - c. Establishing and maintaining Committee and Board member communications
 - d. Filling the standing committees within the SMA
 - e. Establish Resident Advisory Groups
 - f. Ensure the Crime Task Force continues to operate effectively and efficiently
 - g. Expand the Neighborhood Watch group concepts
 - h. Create Rules and Regulations for the SMA community
 - i. Begin the process of updating the community Governing documents
 - j. Establish a comprehensive inventory of our irrigation systems
 - k. Upgrade of the SMA website

I. Keeping the HOA on budget

4. Community Safety – Sheriff Paul Pastor spoke briefly about the loss of the Lakewood officers and requested more citizen involvement in our community. Sheriff Cyndie Fajardo presented a Crime Statistics report showing decreased crime in Sunrise over the last two years.
5. Development Activity – Kathy spoke about the 184th Street extension near Glacier View Junior High and gave an update on the Destiny Christian Church property.
6. Landscape Update – Kevan Crouse and Joni Jordan of Total Grounds Management introduced themselves to the homeowners as the new landscaping company in Sunrise.

ii. Committees

1. General Committee Information – Kathy gave an overview of the committee opportunities available in Sunrise and she encouraged homeowners to become more involved in their community.
2. SMA Crime Task Force – John Mejia spoke about what the SMACTF does and requested anyone who was interested in joining to talk to a member in attendance that night or sign the committee sheet.
3. Volunteer Recognition – Kathy thanked and recognized by name the volunteers of the following committees: Architectural Review Committee, 2010 Budget Committee, Crime Task Force, Data Base Maintenance, Litter Patrol, and National Night Out. There are certificates for all members.

iii. Election Results

1. 2010 Board Members – Kathy announced the results of the votes for the 2010 Class A Board Member position:
Steve Fehrenbacher – 36 votes
Troy Dunlap – 24 votes

Kathy presented the Sunrise Board for 2010:

Class A – Steve Fehrenbacher

Class B – Robert (Tony) Sims

Class C – Sloan Clack, Eric Corliss, Gloria Bauch

8. Q & A Session (starting with questions submitted in advance via postcard)

1.Q. Do all residents receive a copy of the CC&Rs?

A. All homeowners are to be given a copy of the CC&Rs through escrow at closing. The SMA also sends a Welcome Packet to new owners with information on how to obtain additional copies of the CC&Rs and other SMA governing documents via the website and/or by request to the Sunrise Master Association office.

2.Q. In this time of economic challenges and home buying, how will you enforce the covenants regarding home maintenance, yard maintenance and general appearance? What happens if a complaint is made, fees or fines are assessed and there still is no change?

A. The SMA has a Due Process and Fine Schedule set by the Board to follow for all the rules of the SMA. Following the Due Process procedure, Courtesy and/or Violation notices are sent to the homeowner. If corrections are not made within the prescribed timeline and no request for an appeal hearing has been received, fines may be assessed to the homeowner's account. If they do not pay the fines, the account may be sent to the Association collection agency or attorneys' office and a lien will be placed on the property.

3.Q. Does Sunrise have a curfew for loud, all night parties?

A. Per the CC&Rs Article 4.14, Nuisance: "No noxious or offensive activity shall be carried on upon any Lot or Living Unit." Following the Due Process procedure, Courtesy and/or Violation notices are sent to the homeowner. If corrections are not made within the prescribed timeline and no request for an appeal hearing has been received, fines may be assessed to the homeowner's account. If they do not

pay the fines, the account may be sent to the Association collection agency or attorneys' office and a lien will be placed on the property.

4.Q. Please explain how the Sunrise developer fits in with the owners:

1. How many lots does the developer still own and vote for?

A. The Sunrise developer currently owns 3,456 of the 4,640 lots that are authorized in the CC&Rs and designated in the Master Plan.

2. Are some Board Members employed by the developer?

A. Yes, the President, Vice President and Secretary/Treasurer members are employed by the developer. Per the CC&Rs Article 3.4.2, Election of Directors During the Development Period: "Class A shall elect 20% of the Directors, Class B shall elect 20% of the Directors, and Class C shall elect 60% of the Directors."

What is Class A, Class B and Class C?

A. Per the CC&Rs Article 3.3.2, Classes of Membership:

- i. Class A members shall consist of all owners of single family attached and detached Lots and Living Units, including condominium units that are owned rather than leased.
- ii. Class B members shall consist of all owners of Lots on which multi-family rental structures have been or are to be built.
- iii. The Class C member is the Declarant. The Class C membership shall terminate at the expiration of the Development Period.

3. Does everything get approved whether owners vote Yes or No?

A. All issues, concerns and decisions are reviewed and discussed by the five member SMA Board. Motions are made and votes are taken to determine the outcome of any given issue.

5.Q. Deer Ridge needs more flowers out front of our main entrance and grass, as well. It would be nice to have a sign on both sides of the main entrance with flowers, like Southwood has. A lot of people in Deer Ridge would like to know where our money goes.

A. The landscaping company will be installing new flowers in front of all Sunrise monuments three times this year – in March, July and September. The current budget is available at the SMA office for all Sunrise homeowners; it outlines how your money is spent.

6.Q. I moved here in 2006. Every year my homeowner's dues have increased. Why can't the HOA live within the budget?

A. The HOA does live within the budget that the Board approves each year. The past 2 years a budget committee comprised of SMA homeowners has made recommendations for the upcoming year's budget. It is not uncommon for budgets to increase to meet the demands of increased costs of doing business.

7.Q. What can I do about homeowners who allow their cats and dogs to run loose and do their business in my yard?

A. Per the CC&Rs Article 4.4, Animals: "...No animals shall be allowed to run at large...The Board shall have the final and conclusive authority to determine whether a particular animal is a nuisance...When not confined to an Owner's Lot or Living Unit, animals within the Property must be accompanied by a responsible person who shall pick up and dispose of all such animal's waste."

Following the Due Process procedure, Courtesy and/or Violation notices are sent to the homeowner. If corrections are not made within the prescribed timeline and no request for an appeal hearing has been received, fines may be assessed to the homeowner's account. If they do not pay the fines, the account may be sent to the Association collection agency or attorney and a lien will be placed on the property.

9. Homeowner comments/questions (three minutes per speaker) – None

10. Meeting adjourned at 9:38 PM.

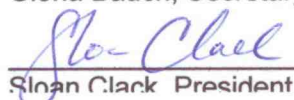
Approved:



Gloria Bauch, Secretary

3-15-2011

Date


Sloan Clark, President

3.15.11

Date